

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
March 21, 2013  
1:00 PM  
MINUTES

PRESENT

Martin Cabrera  
Daniel Sih  
Gabe Klein  
Linda Searl  
Michael Kelly  
George Migala  
Smita Shah  
Andrew Mooney  
Doris Holleb  
Patricia Scudiero  
Kevin Slaughter  
Alderman Walter Burnett  
Alderman Margaret Laurino  
Alderman Thomas Tunney

ABSENT

Olga Camargo  
Terry Peterson  
Les Bond  
Alderman Ray Suarez  
Alderman Daniel S. Solis  
Alderman Edward Burke  
Bishop John R. Bryant

- I. The Vice-Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on March 21, 2013.
- III. The Minutes of the February 21, 2013 Hearing were approved unanimously.

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 and 2 UNDER ADJACENT NEIGHBORS, ITEMS NUMBERED 3 AND 4 UNDER NEGOTIATED SALES, ITEM NUMBER 5 UNDER SEALED BIDS AND TEMS 7 AND 8 UNDER DISPOSITIONS AND ACQUISITIONS WERE APPROVED BY AN OMNIBUS VOTE OF 11-0. ITEM NUMBER 6 WAS DEFERRED BYAN OMNIBUS VOTE OF 11-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 553 West Monticello Avenue. (13-019-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5959 South Green Street. (13-019-21)

#### Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 647-51 West 119<sup>th</sup> Street.
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5624 South Michigan Avenue.

#### Sealed Bids

5. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 4107 South St. Lawrence Avenue/601 East 41<sup>st</sup> Street.
6. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 2557 West Washington Boulevard.  
**DEFERRED**

#### Dispositions and Acquisitions

7. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Chicago Public School for a private driving lane and parking lot for Bret Harte School for the property generally located at 5532 South Cornell Avenue.
8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Norfolk Southern Railway Company for the property generally located at 520 West 56<sup>th</sup> Place.

#### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed plan submitted by the Chicago Department of Transportation, entitled Complete Streets Chicago: Design Guidelines. The plan codifies the Department's policy of balancing the transportation needs of all users, creating a hierarchy that puts pedestrians first. (Citywide) **PRESENTATION ONLY – NO VOTE**
2. A proposed amendment to Business Residential Transportation Planned Development No. 641 submitted by Cave Enterprises Operations, LLC, for the property generally located at 7450 North Rogers Avenue/7513-7425 North Clark Street. The applicant proposes to add a use of Drive-Through Facility and construct a one story restaurant and reduce the parking count within Sub Area B. The site is improved with an existing commercial retail development. (49<sup>th</sup> Ward) **Approved 13-0, yeas – Commissioners Holleb, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**

3. A proposed amendment to Residential Business Planned Development No. 491 (Application No. A-7867), submitted by 43<sup>rd</sup> Ward Alderman Michele Smith, for the property generally located in an area bounded by West Webster, North Seminary and North Racine Avenues and the alley next south of West Webster Avenue. The Applicant is proposing to allow for the re-establishment of a previously-allowed restaurant use; however, the Applicant is not proposing a change to the underlying zoning of RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) and B3-2 (Community Shopping District) or to any other aspects of this planned development, prior to re-establishing Planned Development No. 491, as amended. This amendment only addresses a proposed adjustment to the terms of a previously-allowed use within Residential Business Planned Development 491. (43<sup>rd</sup> Ward) **Approved 13-0, yeas – Commissioners Burnett, Holleb, Kelly, Klein, Migala, Mooney, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**
4. A proposed amendment to Residential Business Planned Development No. 447 submitted by JP Morgan Chase Bank, N.A., for the property generally located at 529-35 West Chicago Avenue and 729-755 North Larrabee Street. The applicant proposes to revise the site plan for Sub Area B-2 and add a use of Financial Services with a Drive-Through Facility and construct a one-story bank with seven accessory parking spaces. The site is improved with a multi-story residential building. (42nd Ward) **Approved 13-0, yeas – Commissioners Burnett, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**
5. A proposed Residential Planned Development (Application No. 17344), submitted by Riverbend Real Estate Investment, LLC, for the property generally located at 1501-17 West Fuller, 2800-12 South Lock and 2900-47 South Hillock Streets. The Applicant is proposing to construct 17 single-family homes and 24 townhomes, along with enclosed and dedicated parking for two vehicles for every residential unit, for a total of 82 spaces. The Applicant is requesting to rezone the property from M2-3 (Light Industry District) to RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) prior to establishing this Residential Planned Development. (11<sup>th</sup> Ward) **Approved 13-0, yeas – Commissioners Burnett, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**
6. A proposed amendment to Planned Development No. 1111 (Application No. 17643), submitted by Montclare Senior Residences of Avalon Park Phase I, LLC and Montclare Senior Residences of Avalon Park Phase II, LLC, for the property generally located at 1200-10 East 78<sup>th</sup> Street and 1201-11 East 77<sup>th</sup> Street. The Applicant is proposing to expand the boundaries of Planned Development No. 1111 in order to construct a seven-story, 122-unit, senior housing facility with 92 surface parking spaces, along with accessory and related uses. The Applicant is requesting to rezone the subject property adjacent to this existing Planned Development from M1-2 (Limited Manufacturing/Business Park District) to RM5.5 (Residential Multi-Unit District) prior to re-establishing the expanded Planned Development No. 1111, as amended; however, all proposed improvements are designated to take place within Sub Area B, with the exception of 22 additional parking spaces being constructed in Sub-Area A. (8<sup>th</sup> Ward) **Approved 13-0, yeas – Commissioners Burnett, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Shah, Sih, Slaughter, Tunney, and Cabrera.**
7. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 626, submitted by the Chicago Park District, for the property generally located at 1300 South Lynn White Drive and within the Public-Use Zone of the Lake Michigan and Chicago

Lakefront Protection District. The Applicant is proposing to renovate and expand the existing temporary and seasonal outdoor concert pavilion, for a period not to exceed ten (10) years, in order to accommodate 8,600 seats, a 70'-tall by 84'-wide stage, approximately 52,000 square feet of lawn seating, eight (8) loading docks and accessory and related event service areas, all within an approximately 6.9-acre footprint of the area more commonly known as Northerly Island. Upon expiration of this ten (10) year period, all facilities subject to this application will be removed and the open space will be fully restored. The applicant is proposing to maintain the current zoning of the property, Planned Development No. 618. (4<sup>th</sup> Ward) **Approved 11-0-2 with Commissioners Kelly and Searl recusing themselves, yeas – Commissioners Burnett, Klein, Laurino, Migala, Mooney, Scudiero, Shah, Sih, Slaughter, Tunney, and Cabrera.**

8. A proposed Planned Development application submitted by Loyola University Chicago for the property generally located at 1 - 19 East Chestnut Street, 2 – 16 East Pearson Street, and 829 – 851 North State Street. The applicant proposes the construction of two buildings: a 36-story building with 367 residential units, amenity facilities, ground floor retail space, and accessory parking spaces; and a 10-story academic building with ground floor retail space on an approximately 0.88-acre site. The site includes two buildings at 14 and 16 East Pearson Street which have been rated as potentially significant in the context of the surrounding community (“orange-rated”) by the Chicago Historic Resources Survey and would be demolished. (2<sup>nd</sup> Ward) **Approved 11-0-1 with Commissioner Shah recusing herself, yeas – Commissioners Burnett, Kelly, Klein, Laurino, Migala, Mooney, Scudiero, Searl, Sih, Slaughter, and Cabrera.**

Adjournment: